

LET ME IN!

We are duty bound to conduct regular electrical maintenance checks to make sure your property is safe.

26%

of all properties in social housing do not have the Government's recommended five electrical safety features installed.

Source: MHCLG English Housing Survey 2018-2019

12%

of social housing properties failed the Government's Decent Homes criteria in 2018.

Source: MHCLG English Housing Survey 2018-2019

Fires started by faulty electrical distribution

led to **317** fatalities or injuries in 2018/19

Source: Home Office fire statistics 2018/19

9%

of all fires are caused by problems with electrical distribution (wiring, cabling or plugs)

Source: Home Office fire statistics, 2018/19



688

people visited A&E during 2018-19 as a result of electric shocks

Source: NHS Hospital Accident and Emergency Activity 2018-19

When your body receives an electric shock:

- 1 Muscles tighten up, making it almost impossible to let go of the equipment
- 2 Lungs constrict, making it hard to breathe.
- 3 Heart constricts and blood vessels tighten.
- 4 Burns occur where electricity enters and exits the body.

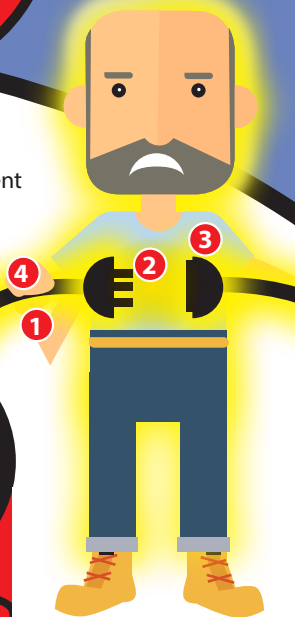
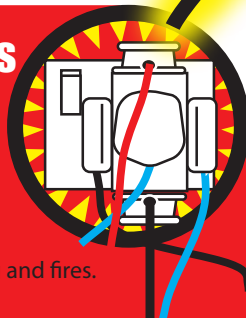
Electricity: The Do's and Don'ts

DON'T DO IT YOURSELF!

- ⊘ DIY wiring can lead to electrical parts overheating, causing fires, shocks and death.

DON'T OVERLOAD SOCKETS

- ⊘ Plugging too many devices into one socket, and over-using extension leads, can lead to overheating and fires.



✓ DO BUY REPUTABLE ELECTRICAL GOODS

Cheaper, 'unofficial' electrical products such as phone chargers may not meet safety regulations, increasing the risk of fire.

✓ DO ALLOW ELECTRICAL INSPECTIONS TO TAKE PLACE

Regular checks are the best way to be sure that electrical installations are safe, and to spot potential problems before it is too late.

It's the LAW

What we must do regarding electrical installation maintenance

🏠 We must ensure that the electrical installation and electrical equipment we own in your property is safe

🏠 We must ensure your property is free of any serious electrical hazards, including:

- ❌ Exposed wiring
- ❌ Overloaded sockets
- ❌ Poorly installed electrical systems



🏠 We must ensure that any threats from accidental fires are minimised, through:

- ❌ Ensuring Residual Current Devices (RCDs) are fitted.
- ❌ Ensuring the distribution board and wiring are regularly checked and maintained.

🏠 We must make sure any electrical work complies with the Building Regulations, in particular Part P. Some work (including new circuits, alterations to existing circuits in bathrooms, and replacement consumer units) is notifiable. This must be verified by the issuing of a Building Regulations compliance certificate.

🏠 It is recommended best practice that we arrange for an Electrical Installation Condition Report (EICR) to be carried out at least every five years. EICRs are important to verify the electrical safety of properties and spot hazards.

What we'll do

When we visit to check the electrics in your property we may:

- 🏠 Conduct a visual inspection of the electrics, checking:
 - ✓ The electrical intake (where the electricity enters the property, near to the consumer unit/fuse box)
 - ✓ The consumer unit
 - ✓ The main protective bonding (which connects pipework with the electrics in a property)
 - ✓ Any fixtures and fittings (such as light fittings and sockets)
 - ✓ The state of wires and cables
- 🏠 Send a qualified, competent electrician, who may undertake a Periodic Inspection which will result in the creation of an EICR.
- 🏠 Carry out any necessary repairs or remedial work.

Please allow up to 4 hours for checks to be completed adequately.

If you are concerned about the electrical installation in your property, complete the visual electrical checklist at www.homesafetyguidance.co.uk and if you still have concerns after this, contact your housing provider

